

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

STANLEY I. PANITZ, INC.

February 28, 1985

Mr. Vernon Kalkman
BTR
817 Maiden Choice Lane
Baltimore MD 21228

RE: TIMONIUM CENTER

Dear Mr. Kalkman:

The enclosed sketch illustrates a new entrance configuration for the above center which has been proposed by the Baltimore County Department of Traffic.

The plan would require the closing of the existing roadway leading from our main entrance to your property and re-locating it along the front of Lum's Restaurant, as shown.

We have informed the Traffic people that FairLanes of Timonium, Inc., has rights in the existing roadway and that, therefore, the change could not be accomplished without their consent.

The purpose of this letter is to ask you to consider agreeing to the change. Please give me a call if you want to talk about it. Since this matter is related to proposed construction within the center which we are anxious to start, we will appreciate hearing from you as soon as possible.

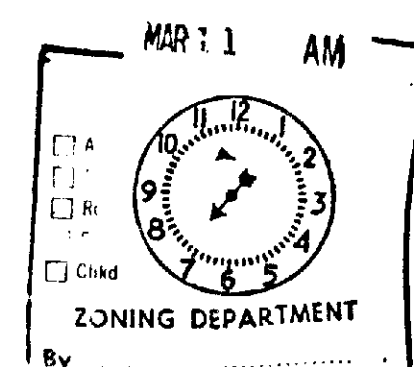
Many thanks for your consideration.

Sincerely,

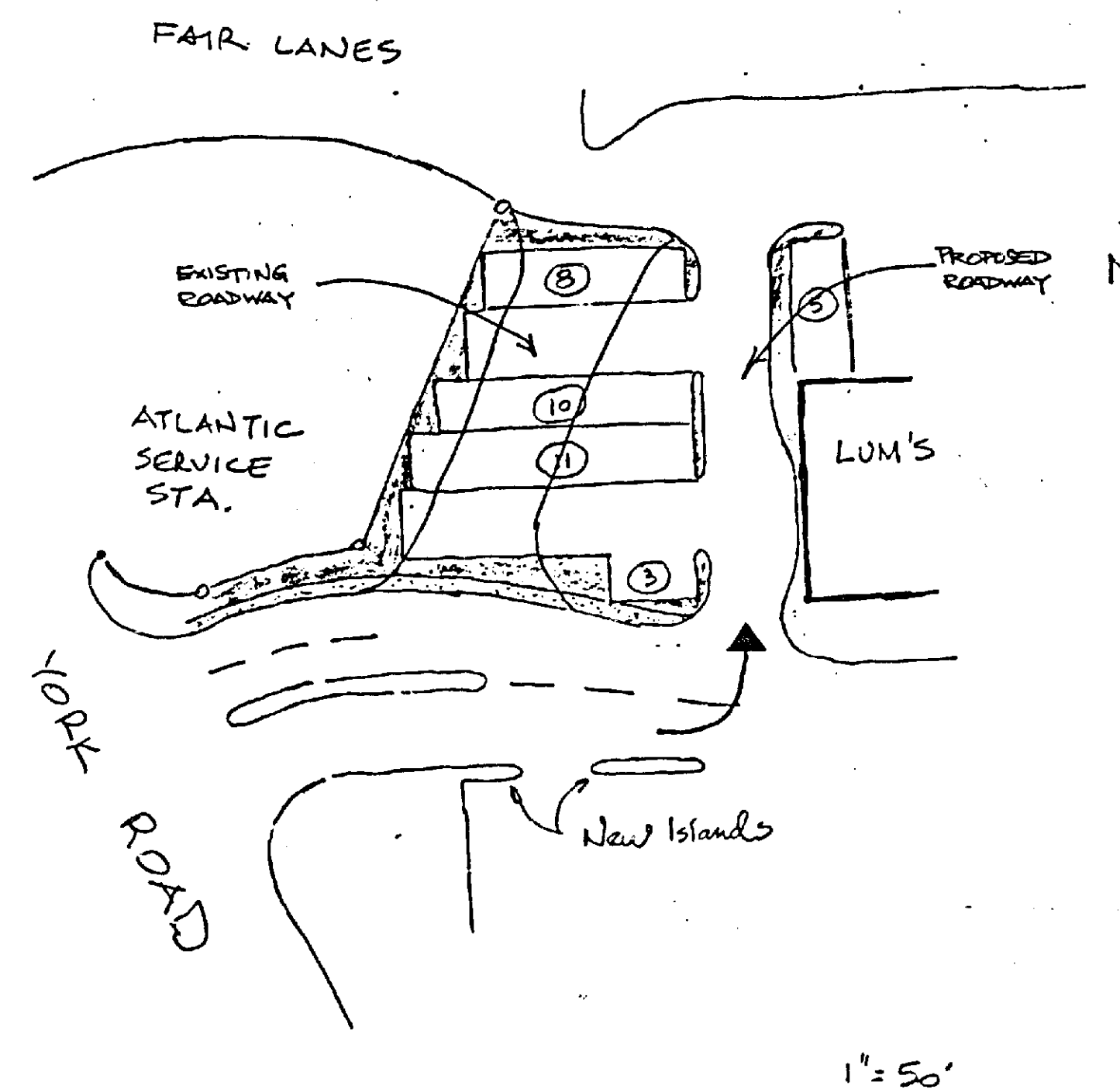
STANLEY I. PANITZ, INC.

Stanley I. Panitz
Stanley I. Panitz
President

cc: Mr. Robert C. Levin, KLB
Mr. Newton Williams
Mr. Robert Long, WRSA



108 ST. JOHNS ROAD BALTIMORE, MARYLAND 21210 301/433-7888



Stanley I. Panitz, Inc.
8/5/99

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. PENDER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN
G. SCOTT BARNHART
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOV

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204 JAN 18 1985
(301) 823-7800

January 15, 1985

Mr. Nicholas B. Commodari
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Proposed Scheduling of the Panitz,
Timonium Shopping Center Parking
Variance for either February 25th
or February 26th

Dear Mr. Commodari:

Confirming our telephone conversation of January 8, 1985,
Mr. Panitz will be out of town from February 10th to February 20th.

Since the week of February 18th will be a free week with
no hearings held, we would appreciate your office scheduling the
case for either Monday, February 25th or Tuesday, February 26th.

Thanking you and your staff for your kind attention to
this matter, I am

Sincerely yours,

Newton A. Williams
Newton A. Williams

NAW:ylm

cc: Mrs. Eileen O. Hennegan
Mr. Stanley J. Panitz
Mr. Robert Long, P.E.

8/5/99

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

March 25, 1985

Honorable Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Stanley J. Panitz, Inc.
Timonium Shopping Center
Case No. 85-233-A
Parking Variance, etc.

Dear Commissioner Jablon:

Please find enclosed herewith copies of the following letters:

1. A copy of Mr. Panitz's letter of March 19, 1985;
2. A copy of letter dated March 12, 1985, from Fair Lanes Maryland Bowling, Inc. explaining Fair Lanes aid to keep the existing road and entrance configuration on the north side of the Timonium Shopping Center.

In view of these letters, Mr. Panitz has no authority to close the road, since the road is established for the benefit of a number of owners, including Fair Lanes, and, thus, the appropriate solution is to sit down with Mr. Flanigan and work out appropriate modifications to the entrance at an early date in order that our case may be closed, and a decision issued.

By carbon copy of this letter addressed to Mr. Long, as well as to Mr. Flanigan, I am asking that we sit down as soon as possible during the week of March 18th and make appropriate arrangements for a revision of this entrance.

In fact, at the time of dictating this letter I have a call in for Mr. Flanigan asking that we set up a meeting about

Honorable Arnold Jablon
March 25, 1985
Page 2

the entrance configuration if possible as early as Tuesday,
March 19, 1985, and then we will report to all involved our
conclusions reached.

Looking forward to resolving this matter with Traffic
Engineering in closing our case, I am

Respectfully,

Newton A. Williams
Newton A. Williams

NAW:ylm

Enclosures

cc: Mr. Michael Flanigan
Mr. Stanley I. Panitz
Robert Long, P.E.

STANLEY I. PANITZ, INC.

March 13, 1985

Mr. Newton A. Williams
Nolan, Plumbhoff & Williams
204 West Pennsylvania Avenue
Towson MD 21204

RE: ZONING VARIANCE - TIMONIUM SHOPPING CENTER

Dear Newton:

Enclosed please find a letter from Mr. R. Wayne Strausburg, of Fair Lanes, Inc., regarding our request for their consent to a re-design of the entrance configuration at the above location.

We made a sincere effort to get Fair Lanes' approval but they obviously feel that the change would be detrimental to their interests. Since they, along with other tenants in the center have legal rights in the existing roadway, it will not be possible to make the revision as suggested by Mr. Flanigan.

We agree with Mr. Strausburg's observation that the change would constitute a hardship and indeed a potential hazardous situation for Lums Restaurant and their patrons.

Sincerely,

STANLEY I. PANITZ, INC.

Stanley I. Panitz
Stanley I. Panitz
President

108 ST. JOHNS ROAD BALTIMORE, MARYLAND 21210 301/433-7888

March 12, 1985

Stanley I. Panitz, Inc.
108 St. Johns Road
Baltimore, Maryland 21210

Re: Fair Lanes Timonium Bowl

Dear Mr. Panitz:

This will acknowledge receipt of your letter dated February 28, 1985, wherein you requested our approval of a new entrance configuration for the above referenced property.

We have carefully reviewed the new configuration and find that we cannot consent to your request because of the adverse impact upon our property and the business conducted thereon. Further, we feel that the new configuration would create a very dangerous situation in that traffic to and from our property would have to travel perilously close to the LUM'S Restaurant.

Yours very truly,

FAIR LANES MARYLAND BOWLING, INC.

R. Wayne Strausburg
R. Wayne Strausburg
Assistant Treasurer
and Director of Real Estate

RWS/rig

Paritz, Hugh Gelston
Phila - 2/14/85 2/25/85

- A. Looking S at prop. new bldg. location
B. Looking SE at Theater + new loc. + Kelly Bldg.
C. Looking E at Murphy Mart + Lot
D. Looking SE at Lot, Kreska, Theater, Kelly Bldg.
E. Look N from Theater Area toward Buzza, etc.
F. Looking NW from Theater Area toward York Rd. Entr.
G. Looking NE at Murphy's + stores in NE 1/4
H. Looking SE at Store + Kelly Bldg.
I. Looking E across Lot from York Rd. frontage
J. Looking S on York Rd. from Main Entr.
K. Looking N. to Area + Facilities from Main Entr.

WHITMAN, REQUARDT AND ASSOCIATES

October 4, 1984

TIMONIUM SHOPPING CENTER
Engineering Description To
Accompany Zoning Petition for
PARKING VARIANCE

Lying and being in Election District No. 8 of Baltimore County, Maryland.

BEGINNING for the same at a point on the east side of York Road, 80 feet wide, at a point distant 325.00 feet measured southerly along said York Road from the intersection formed by the South side of Green Meadow Drive, 60 feet wide, and the aforementioned East side of York Road, co-ordinates of said intersection being North 53°19'21" East, 338.03 feet; (11) Southeasterly along a curve to the right, having a radius of 30.00 feet, for a distance of 26.33 feet, being subtended by a chord bearing and distance of South 60°12'54" East, 25.49 feet; (12) South 85°21'21" East, 12.20 feet to a point on the Westerly outline of a plat entitled, "Section Three, Part of Blocks D, E, F, F-1, G, H and I, Haverford", as recorded among the aforementioned Land Records in Plat Book G.L.B. No. 21 at folio 23; thence binding on the outline of said Plat the two following courses and distances; (13) South 18°47'06" East, 477.84 feet; (14) South 53°42'40" East, 200.74 feet to a point on the north side of Timonium Road, 80 feet wide, thence binding on said Timonium Road; (15) South 36°17'20" West, 76.52 feet; thence leaving said Timonium Road and running for lines of division the two following courses and distances, (16) North 53°42'40" West, 150.00 feet; (17) South 36°17'20" West, 273.04 feet to the center of an unnamed roadway, 16.5 feet wide, thence binding on said centerline; (18) South 86°55'44" West, 31.16 feet; thence leaving said York Road and running for lines of division the five following courses and distances, (20) North 86°55'44" East, 110.98 feet; (21) North 06°57'14" East, 179.75 feet; (22) North 84°55'50" West, 49.50 feet; (23) North 04°21'22" West, 17.51 feet; (24) South 71°12'54" West, 143.98 feet to a point on the aforementioned York Road; thence binding therein (25) North 16°47'06" West, 572.70 feet to the point of BEGINNING.

Containing 17.291 acres of land, more or less.

WHITMAN, REQUARDT AND ASSOCIATES

Timonium Shopping Center
Page 2

October 4, 1984

106.90 feet, thence running for lines of division the five following courses and distances; (8) South 85°21'21" East, 50.06 feet; (9) North 07°17'00" East, 10.83 feet; (10) South 85°21'21" East, 338.03 feet; (11) Southeasterly along a curve to the right, having a radius of 30.00 feet, for a distance of 26.33 feet, being subtended by a chord bearing and distance of South 60°12'54" East, 25.49 feet; (12) South 85°21'21" East, 12.20 feet to a point on the Westerly outline of a plat entitled, "Section Three, Part of Blocks D, E, F, F-1, G, H and I, Haverford", as recorded among the aforementioned Land Records in Plat Book G.L.B. No. 21 at folio 23; thence binding on the outline of said Plat the two following courses and distances; (13) South 18°47'06" East, 477.84 feet; (14) South 53°42'40" East, 200.74 feet to a point on the north side of Timonium Road, 80 feet wide, thence binding on said Timonium Road; (15) South 36°17'20" West, 76.52 feet; thence leaving said Timonium Road and running for lines of division the two following courses and distances, (16) North 53°42'40" West, 150.00 feet; (17) South 36°17'20" West, 273.04 feet to the center of an unnamed roadway, 16.5 feet wide, thence binding on said centerline; (18) South 86°55'44" West, 31.16 feet; thence leaving said York Road and running for lines of division the five following courses and distances, (20) North 86°55'44" East, 110.98 feet; (21) North 06°57'14" East, 179.75 feet; (22) North 84°55'50" West, 49.50 feet; (23) North 04°21'22" West, 17.51 feet; (24) South 71°12'54" West, 143.98 feet to a point on the aforementioned York Road; thence binding therein (25) North 16°47'06" West, 572.70 feet to the point of BEGINNING.

Containing 17.291 acres of land, more or less.

Kenneth A. McLeod
Kenneth A. McLeod
Registration No. 1974

IN RE: PETITION ZONING VARIANCE
E/S of York Road, 325' S of
Green Meadow Drive - 8th
Election District
Stanley J. Panitz, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-233-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

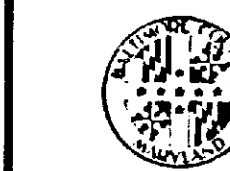
The Petitioner herein requests a variance to permit 1,184 parking spaces instead of the required 1,298 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Stanley J. Panitz, its President, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner were Robert Long, a registered engineer, and Hugh Gelston, a real estate appraiser. There were no Protestants.

Testimony indicated that the subject property, Timonium Shopping Center, is zoned B.M. The Petitioner has owned the property for many years and wants to construct a 9,600 square foot, more or less, two-story addition contiguous to the animal hospital on the property. The first floor will be for retail use and the second will be for offices. This proposal would require a total of 1,293 parking spaces. A drive-thru for the existing bank is also planned for the near future. Since the Petitioner is able to provide only 1,184 spaces, including the parking for the drive-thru, the requested variance is necessary.

Evidence and testimony was uncontradicted that the existing parking area is expansive. Mr. Panitz testified that he has never seen it filled to capacity. He believes that the 1,184 spaces requested will be more than adequate.

Mr. Long testified that, in his opinion, it would be a practical difficulty if the variance were denied and that there would be compliance with the conditions precedent in Section 307, Baltimore County Zoning Regulations (BCZR).



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 111 (1984-1985)
Property Owner: Stanley J. Panitz, Inc.
E/S York Rd. 325' S. from centerline
Green Meadow Drive
Acres: 17.291
District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E.
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAN:EAM:PMO:ss

The Petitioner seeks relief from Section 409.2, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of April, 1985, that the Petition for Zoning Variance to permit 1,184 parking spaces instead of the required 1,298 spaces be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are precedent to the relief herein granted:

- Compliance with the requirements of the Baltimore County Landscape Manual.
- The parking area shall be repaved and repaired, where necessary, and restriped and concrete curb stops shall be placed between the gas station and driveway to conform with the site plan, Petitioner's Exhibit 1, by September 30, 1985.
- The access point on the south property line shall be improved to meet County and State standards or be closed by September 30, 1985.
- The envelope for the drive-thru bank shall be indicated on a revised site plan.
- Compliance with the comments made by the Department of Traffic Engineering, contained in a letter with attachments to the Zoning Commissioner from Counsel, dated April 2, 1985, and made a part of this decision.

John B. Comnodari
John B. Comnodari
Chairman

AJ/srl

cc: Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE April 5, 1985
BY *John B. Comnodari*
Administrative Services

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 15, 1985

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Comnodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Newton A. Williams, Esquire
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 111 - Case No. 85-233-A
Petitioner - Stanley J. Panitz, Inc.
Variance Petition

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

As indicated in our previous conversations, the revised comments from the Department of Traffic Engineering were submitted subsequent to the scheduling of this petition for a hearing. I suggest that you contact Mr. Planigan of said office to discuss this matter and present the results of this meeting at the scheduled hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Comnodari
NICHOLAS B. COMNODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Whitman, Requardt and Associates
2315 St. Paul Street
Baltimore, Maryland 21218

ORDER RECEIVED FOR FILING
DATE April 5, 1985
BY *John B. Comnodari*
Administrative Services



William K. Heilmann
Secretary
Hal Kassoff
Administrator

November 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attn: Mr. N. Commodari

Re: ZAC Meeting of 10-11-84
ITEM: #111.
Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Road
Route 45, 325' S. from c/l
Green Meadow Drive
Existing Zoning: B.L.
Proposed Zoning: Variance
to permit 1,184 parking
spaces in lieu of the
required 1,295 spaces.
Acres: 17.291
District: 8th

Dear Mr. Jablon:

On review of the site plan of October 3, 1984 and field inspection, the State Highway Administration finds the requested variance generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

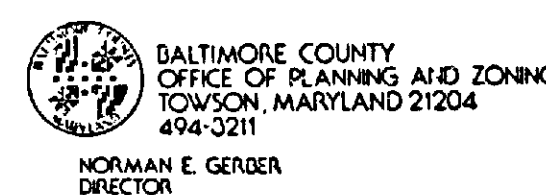
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/30/84
Item # 111
Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Rd., 325' S. from Green Meadow Drive

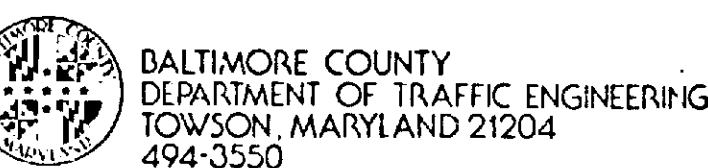
Dear Mr. Jablon:

The Division of Current Plan. and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 10/24/84.
- (X) Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

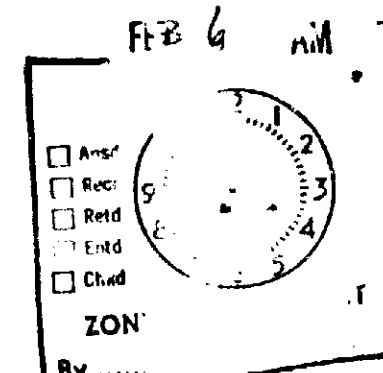
Landscaping plan is required. See the additional engineering landscape plan. The landscape plan should be submitted to the Planning Board for review. The landscape plan should be submitted to the Planning Board for review.

Eugene A. Bobb
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

February 4, 1985



Item No. 111 -ZAC- Meeting of October 30, 1984
Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Road 325' S. from c/l Green Meadow Drive
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 1,184 parking spaces in lieu of the required 1,295 spaces.

Acres: 17.291

District: 8th

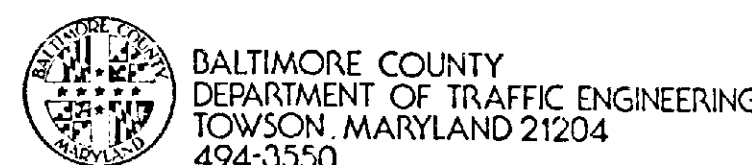
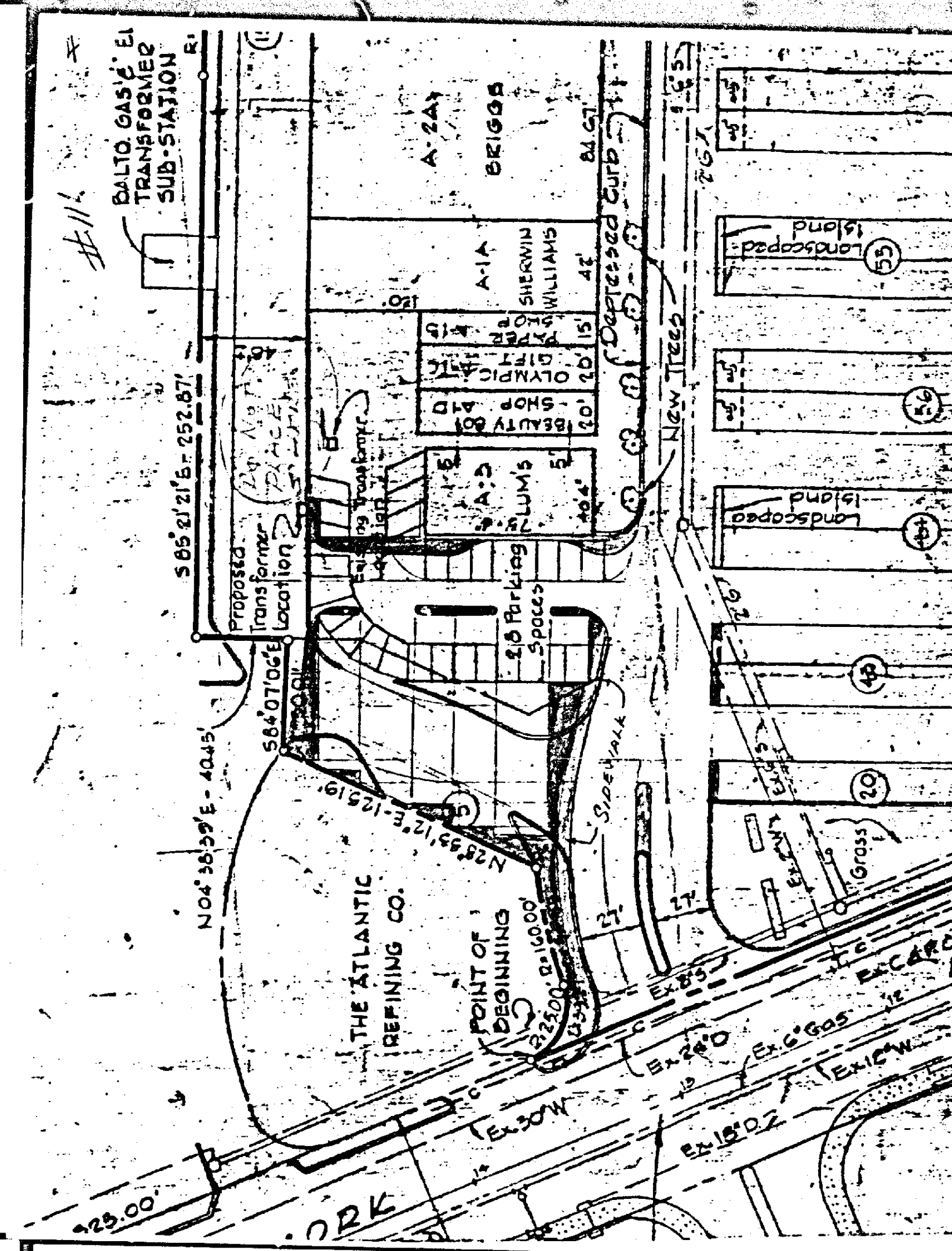
Dear Mr. Jablon:

We have reviewed the site plan and have the following comments.

1. The parking on the site plan is different from the parking on site; this makes the actual count of parking difficult to count.
2. The access point between the gas station and the driveway to the site should be closed with a permanent barricade.
3. There exists on the south property line a access point that is not shown on the site plan. This access point should be improved to County and State standards or be closed.
4. Attached is a sketch showing improvements to the entrance to the site on York Road at the entrance to the Fairgrounds.
5. Before granting a variance to parking for a drive-in bank, the County should review the site plan first.

Michael S. Planigan
Traffic Engineering Assoc. III

MSF/ocm
Att.



STEPHEN E. COLLINS
DIRECTOR

November 20, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 111 -ZAC- Meeting of October 30, 1984
Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Road 325' S. from c/l Green Meadow Drive
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 1,184 parking spaces in lieu of the required 1,295 spaces.

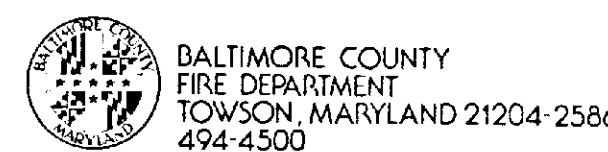
Acres: 17.291
District: 8th

Dear Mr. Jablon:

The site plan should be revised to conform with the Zoning Office check list.

Michael S. Planigan
Traffic Engineering Assoc. III

MSF/ocm



PAUL H. RENCKE
CHIEF

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stanley J. Panitz, Inc.

Location: E/S York Road 325' S. from c/l Green Meadow Drive

Item No.: 111 Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

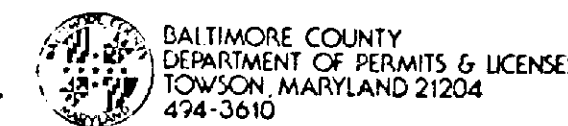
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: George M. Heggen
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



VED ZALESKI JR.
DIRECTOR

November 5, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 111 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Road 325' S. from c/l Green Meadow Drive
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 1,184 parking spaces in lieu of the required 1,295 spaces.

Acres: 17.291

District: 8th

The items checked below are applicable:

- (X) A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Landscaping and Apes and other applicable Codes.
- () B. A building/_____ permit shall be required before beginning construction.
- () C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 101 and Table 102, also Section 503.2.
- () F. Requested variance appears to conflict with the Baltimore County Building Code, Section/_____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

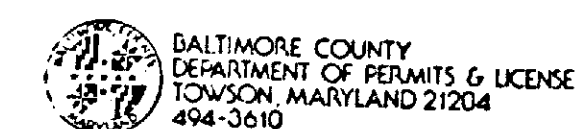
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

SPECIAL NOTE:

I. Comments - Fire walls or sprinklers or both may be required to comply with the height and area requirements of the Code. Elevator access to the second floor will be required for the handicapped. Insufficient handicapped spaces are shown for the currently required number of parking spaces, as required by the Annotated State Code Section 21-1006. As per the 1982 amendment to that Code, these comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

(OVER)

Very truly yours,
Charles E. Burman, Chief
Plans Review



VED ZALESKI JR.
DIRECTOR

January 17, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 111 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stanley J. Panitz, Inc.
Location: E/S York Road 325' S. from c/l Green Meadow Drive
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 1,184 parking spaces in lieu of the required 1,295 spaces.

Acres: 17.291

District: 8th

The items checked below are applicable:

- (X) A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Landscaping and Apes and other applicable Codes.
- () B. A building/_____ permit shall be required before beginning construction.
- () C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 101 and Table 102, also Section 503.2.
- () F. Requested variance appears to conflict with the Baltimore County Building Code, Section/_____ and State Annotated Code Section 21-1006.

SPECIAL NOTES:

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments - Parking for the Handicapped Code does not provide sufficient spaces for the various uses to meet the Code of Maryland Regulations 05.01.07, nor the B.O.C.A. Code adopted by Baltimore County Section 515 nor the State Law Section 21-1006, a 1982 amendment to the State Annotated Code retroactive to existing retail shopping centers. New structures and change of occupancies are controlled by State Code 05.01.07 and B.O.C.A. Code. These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

Continued:

Section of State Code, a required 1295 spaces would require 16 spaces. The required variance to 1180 spaces would require 14 handicapped spaces. Due to the large number of spaces consistently used in the theatre area, some of these additional required spaces shall be located in the area of the theatre and restaurant. Currently only 11 spaces are shown throughout the parking lot.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Office of Planning and Zoning
SUBJECT: Stanley J. Panitz, Inc.
No. 85-233-A

Date: February 8, 1985

Assuming compliance with the contents of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber per J. H. Howell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/af

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 21, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S York Road, 325' S of Green
Meadow Drive
Stanley J. Panitz, Inc. - Petitioner
Case No. 85-233-A

Dear Mr. Williams:

This is to advise you that \$53.44 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005306

Arnold Jablon
Zoning Commissioner

DATE: 2/17/85 ACCOUNT: 85-02-615-200

AMOUNT: \$ 53.44

RECEIVED FROM: Stanley J. Panitz, Inc.

FOR: Advertising and Posting Case No. 85-233-A

6 8 21*****006412 40147

VALIDATION OR SIGNATURE OF CASHIER

January 28, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance
E/S York Road, 325' S of Green
Meadow Drive
Stanley J. Panitz, Inc. - Petitioner
Case No. 85-233-A

TIME: 1:30 p.m.

DATE: Monday, February 25, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134315

Arnold Jablon
Zoning Commissioner

DATE: 2/17/85 ACCOUNT: 85-02-615-200

AMOUNT: \$ 100.00

RECEIVED FROM: Newton A. Williams

FOR: City of Baltimore

VARIANCE

6 07*****1006412 40147

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-233-A

District: 8th Date of Posting: 2/18/85
Posted for: Variance to permit less parking than required
Petitioner: Stanley J. Panitz, Inc.
Location of property: 675 York Rd. 325' S of Green Meadow Dr.
Location of Sign: 675 York Rd. 325' S of Green Meadow Dr.
Remarks: 1/10/85
Posted by: M. C. Howell
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

18.00

CERTIFICATE OF PUBLICATION

170316 p6276

85-233-A

Towson, Md. 2/13 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 6th day of February, 1985.

Cost of Advertisement: \$ 25.44



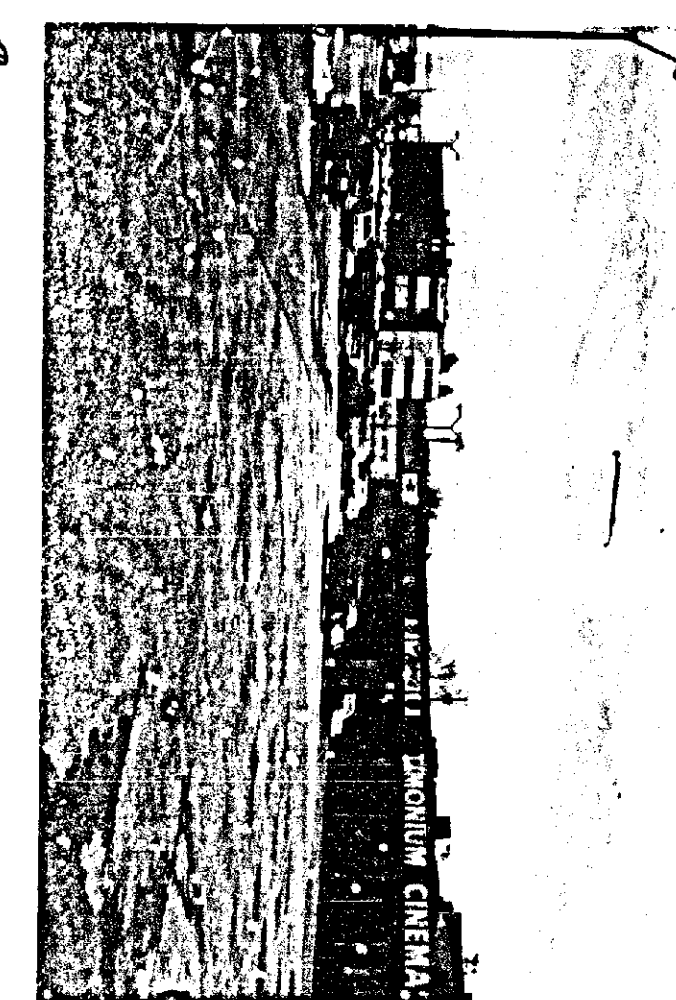
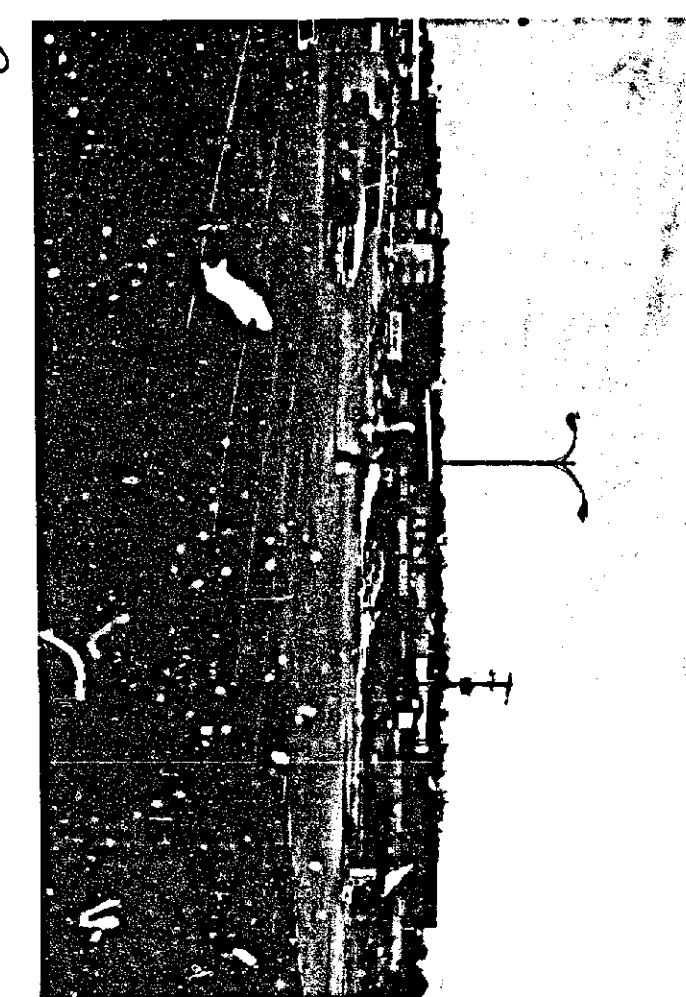
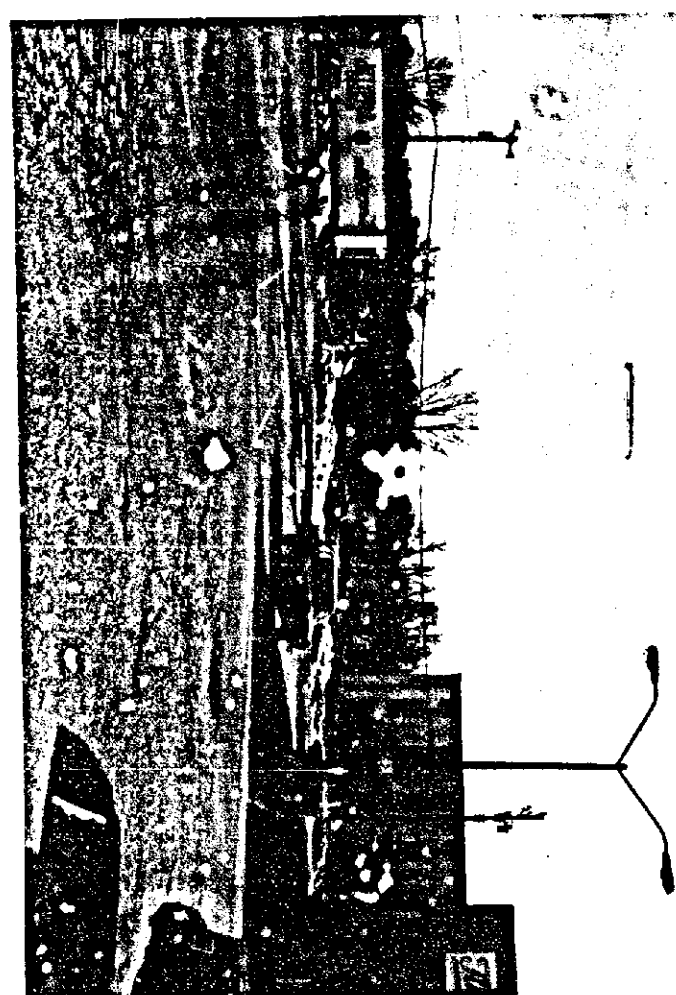
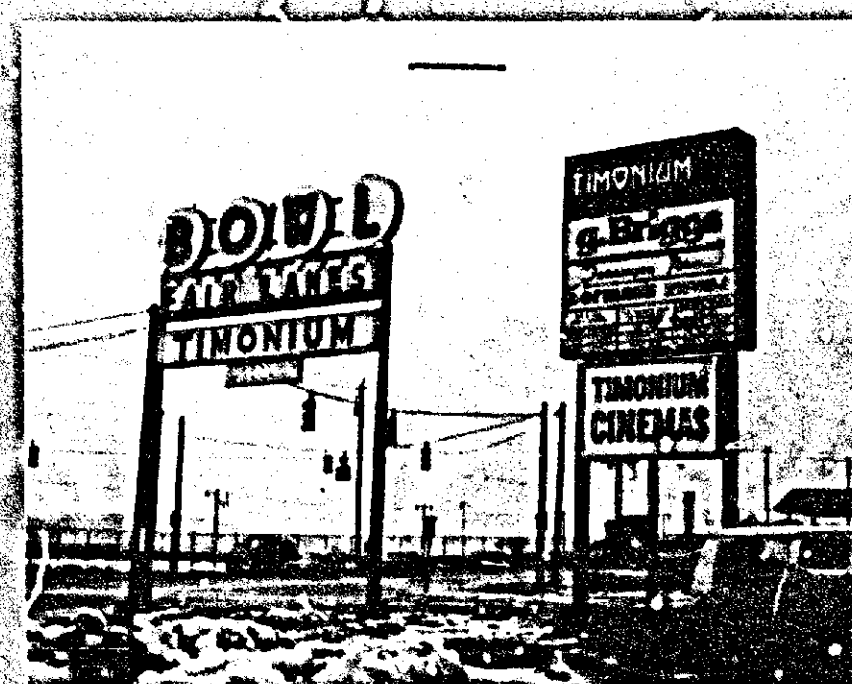
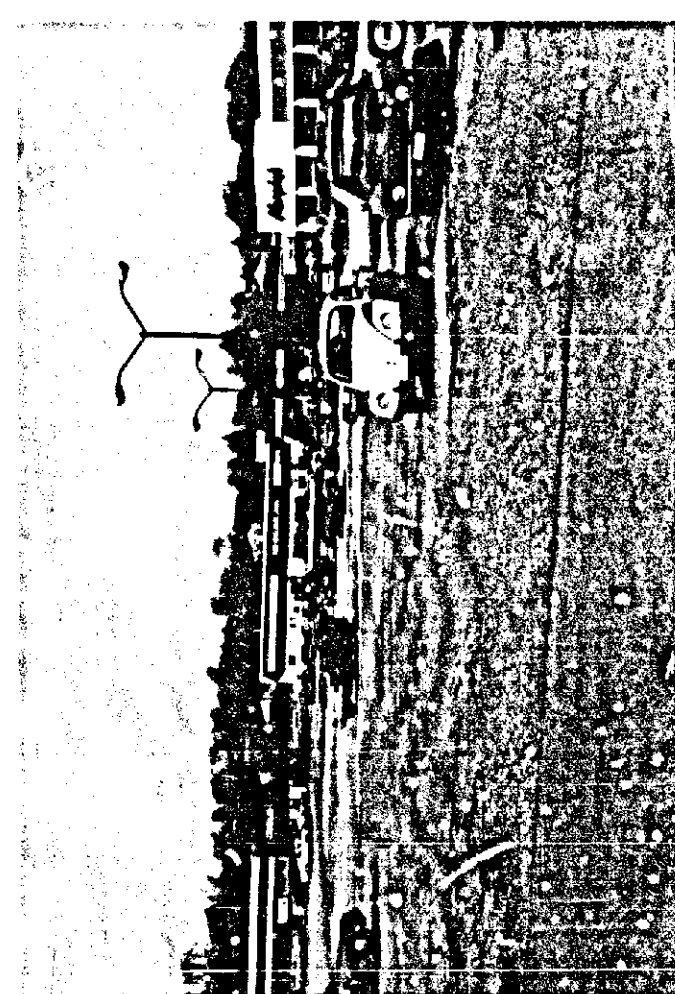
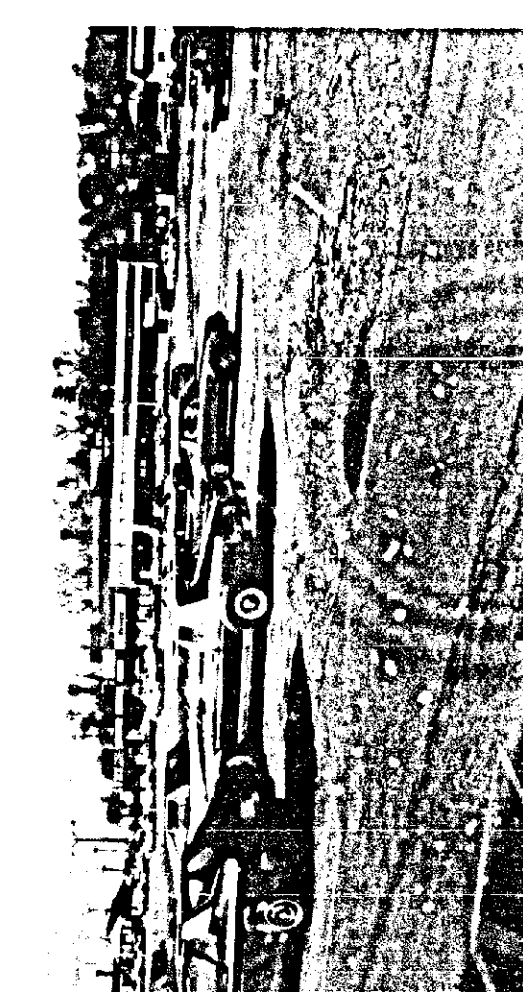
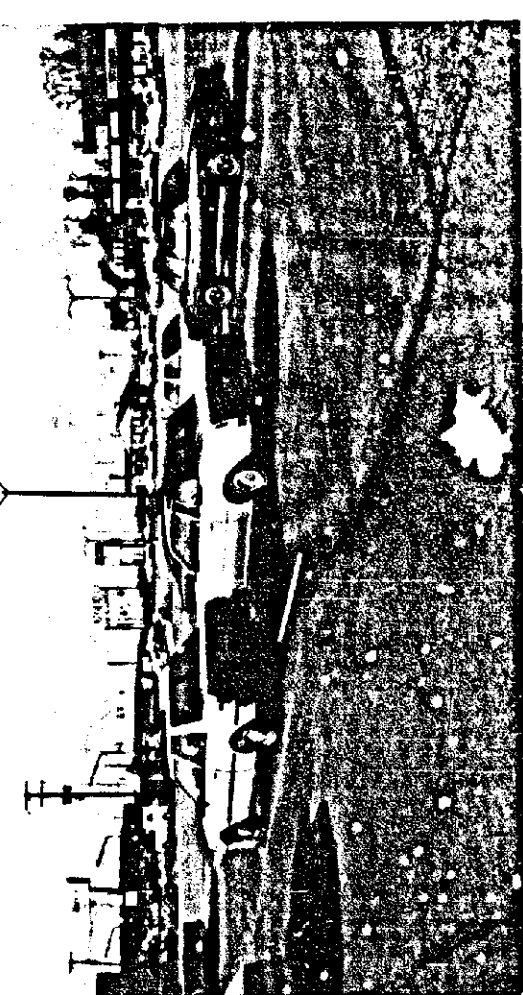


EXHIBIT 2 A-K



K. MAIN ENTRANCE - YORK RD.
TIMONIUM SHOPPING CENTER



L. PARKING LOT LOOKING SE/LL
TOWARD THEATERS



M. PARKING LOT LOOKING SE/LL
MURPHY MART AND NEW BDLG.



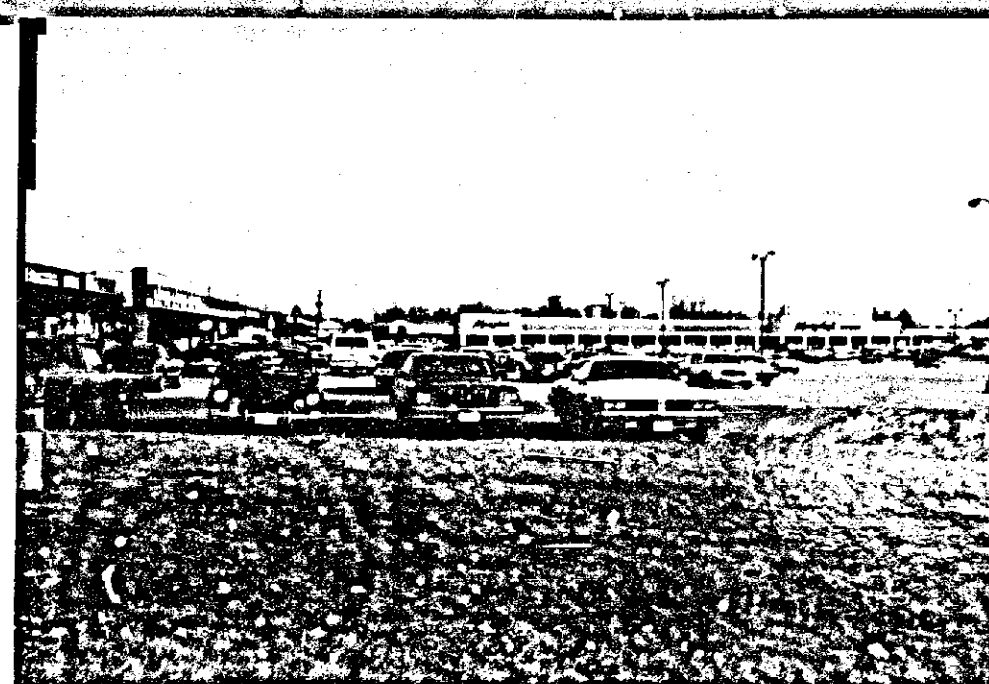
N. LUMS IN NW/4 OF CENTER



O. STORES ALONG NORTHERN
SIDE OF CENTER. 2.C, P.d. 4



P. MORE STORES AND MURPHY
MART LOOKING E/LL



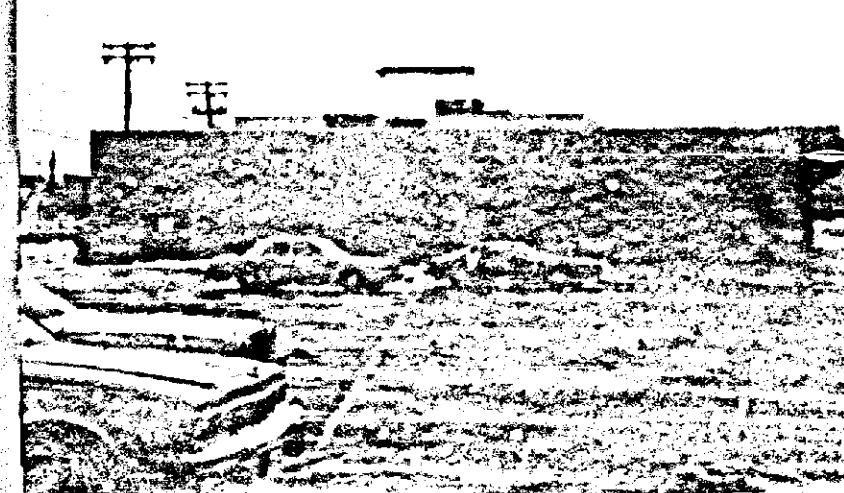
Q.



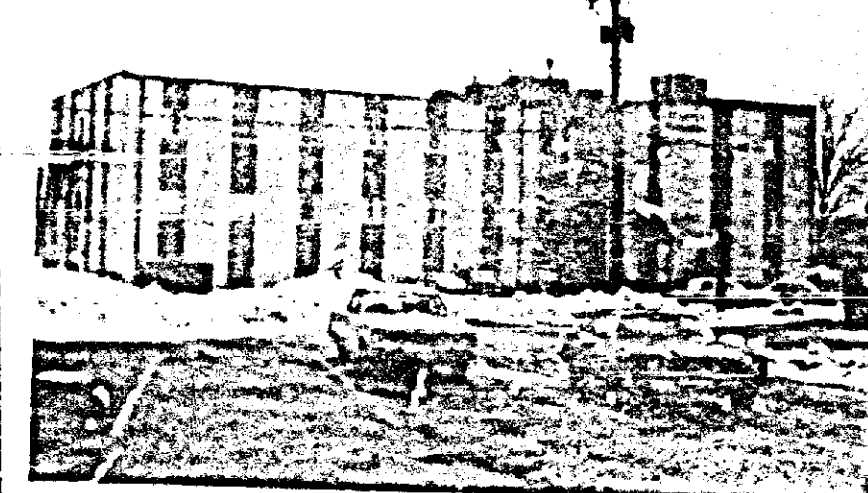
R.



S.



T. SITE OF PROPOSED NEW
RETAIL AND OFFICES



U. ELLIOT BDLG. TO SOUTH



V. KELLY BDLG. TO SE



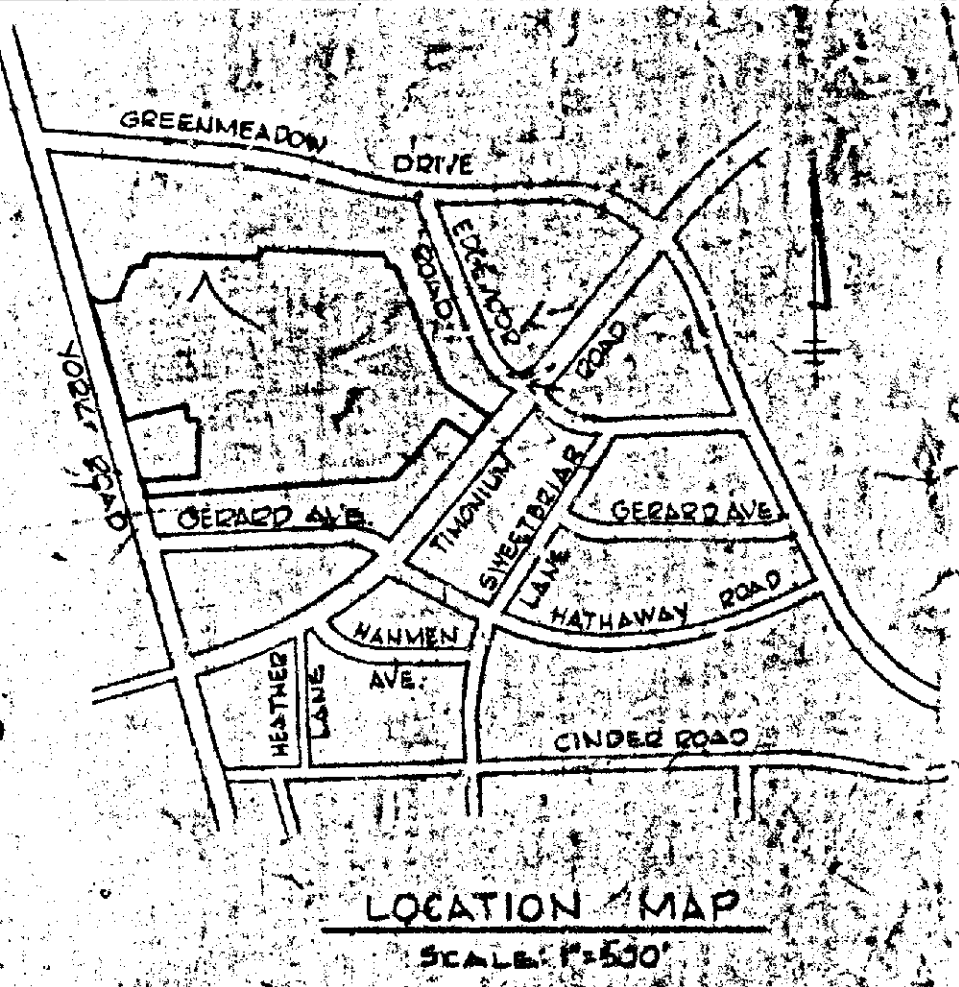
W. STORES IN SE/4 OF CENTER



X. STORE ON E/5 OF CENTER.

2.C, P.d. 4

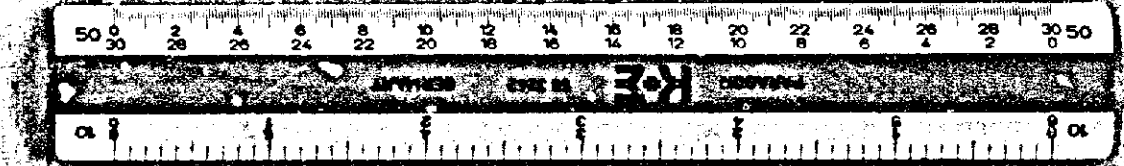
- NOTE:**
1. Total land area from Northern edge of serviceway to Southern Property Line (including Filling Station Sites) 765,000 ± sq. ft. (17.291 acres).
 2. Parking spaces are 8 1/2' x 18'.
 3. Total number of car spaces shown 1,154.
 4. Area within tract boundary is presently zoned B-L.
- *Does not include Albert S. Smyth Co., but does include Lum's.



SCHEDULE OF BUILDINGS				
Designation	Description	Floor Area Sq. Ft.	Parking Ratio	Required Parking
A-1A	Sherwin-Williams	5,400	1/200	27.0
A-1B	Reper Shop	1,200	1/200	6.0
A-1C	Olympic Gifts	1,200	1/200	6.0
A-1D	Beauty Shop	1,200	1/200	6.0
A-2A	Briggs	11,351	1/200	56.8
A-2B	Lums	5,035	1/200	25.2
A-4	Gold	2,750	1/200	13.8
B-1A	Rite Aid	7,500	1/200	37.5
B-2A	Dannemann's	11,700	1/200	58.5
B-1B	Hi Gear	3,820	1/200	19.1
B-1C	Swings Bank of Baltimore	1,650	1/200	8.3
B-2B	Dry Cleaner	2,650	1/200	13.3
B-2C	Store	2,400	1/200	12.0
C-1	Frame Shop	2,361	1/200	11.8
C-2	St. Murphy Deptstore	80,720	1/200	403.6
C-3A	Dig and Tull Men	5,500	1/200	27.5
C-4A	Nature's Gateway	1,500	1/200	7.5
C-3B	Seafood	1,700	1/200	8.5
C-4B	Gifts Express	1,700	1/200	8.5
D-1	Kentucky Fried Chicken	1,900	1/50	38.0
D-2	Cinema 3	14,300 (104 seats)	1/50	286.0
D-2A	Ming's Restaurant	8,900	1/50	178.0
D-2B	Health Spa	2,000	1/200	10.0
D-2C	Animal Hospital	2,000	1/200	10.0
D-2D	Store 1st Floor	5,568	1/200	27.8
C-2E	Store 1st Floor	3,784	1/200	18.9
D-2D-D-2E	Offices 2nd Floor	2,012	1/200	10.1
Total		205,050		1,154

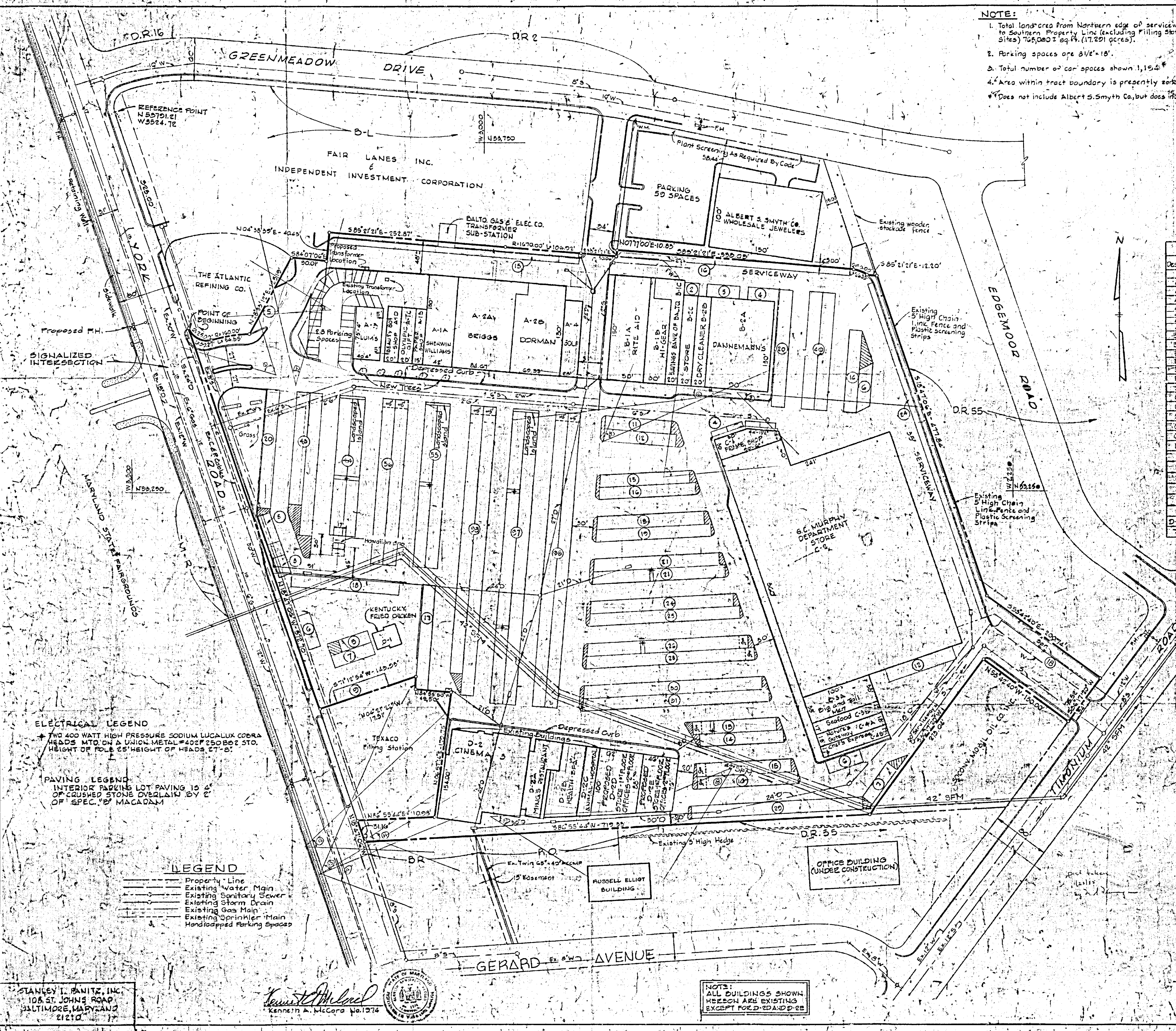
SPECIAL NOTE:
THE ACTUAL PARKING REQUIREMENT IS 1,129 SPACES, BUT AN ADDITIONAL FIVE SPACES HAVE BEEN ADDED TO THE VARIANCE REQUEST FOR POSSIBLE FUTURE DRIVE-IN BANK STATION USES AND OTHER SITE ADJUSTMENTS.

PETITIONER'S EXHIBIT



12/7/84 Added Special Note
10/19/84 Revised Parking Calculations in Building Schedule
REV. DATE DESCRIPTION

SITE PLAN FOR PARKING VARIANCE
TIMONIUM SHOPPING CENTER
RHITMAN, REQUARTY & ASSOCIATES, ENGINEERS
STANLEY I. PANITZ, INC. - DEVELOPER
SCALE: 1" = 50' 1/8" Elevation District OCTOBER 3, 1982
BUREAU OF PUBLIC WORKS



ELECTRICAL LEGEND
★ TWO 400 WATT HIGH PRESSURE SODIUM LUCALUX COBRA HEADS MTD ON A UNION METAL #402F 250002 STD. HEIGHT OF POLE 25' HEIGHT OF HEADS 27'-8"

PAVING LEGEND
INTERIOR PARKING LOT PAVING 15' 4" OF CRUSHED STONE OVERLAY BY 2" OF SPEC. #2 MACADAM

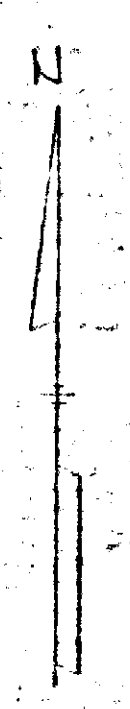
LEGEND
--- Property Line
--- Existing Water Main
--- Existing Sanitary Sewer
--- Existing Storm Drain
--- Existing Gas Main
--- Existing Sprinkler Main
--- Handicapped Parking Spaces

STANLEY I. PANITZ, INC.
106 ST. JOHN'S ROAD
BALTIMORE, MARYLAND
21210

Kenneth A. McGee No. 1974
Professional Engineer
State of Maryland

NOTES:
ALL BUILDINGS SHOWN HEREON ARE EXISTING EXCEPT FORD-2D AND D-2E

Z, C, Det. Exh.



NOTES

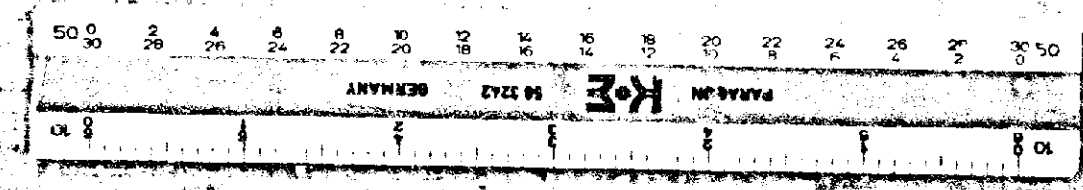
1. FOR TITLE REFERENCE SEE MEMO DATED JULY 30, 1952
FROM THE GUYANA LAND CO. TO THE STAR CONSTRUCTION
CO. THE L&C COMPANY CO., LEE, HARRIS, INC.,
BELMONT BUILDING COMPANY AND THE HOTEL REALTY CO.,
RECORDED, AMOUNTING TO LAND RECORDS OF 1,000 SQUARE
FEET, 100,000 SQUARE FEET, 100,000 SQUARE FEET.

2. MEMO TO MR. AND MRS. HARRIS, ON 100,000 SQUARE FEET
LAND, TO THE CONSTRUCTION CO., LEE, HARRIS, INC. AND
THE HOTEL REALTY CO. ALL THE LANDS ARE IN THE
POSSESSION OF THE COMPANY OF HARRIS, INC. THE L&C
COMPANY, HARRIS, INC., HARRIS, INC., HARRIS, INC.

CHENIERE
CONTINENTAL OIL & ASSOCIATES
CORPORATION
NEW YORK, N.Y.

COORDINATES, SHOWING TELEPHONE NO. 4
BALTIMORE CITY COORDINATED 12.1.41. SH. 3 BY
BALTIMORE CITY TOPOGRAPHICAL COMMISSION
ELEVATIONS REFERRED TO MEAN SEA LEVEL
AND DISTANCES IN FEET AND IN METERS
DISTANCE FROM BALTIMORE 12.1.41. SH. 3 BY

PETITIONER'S
EXHIBIT



TIMONIUM
 SHOPPING CENTER

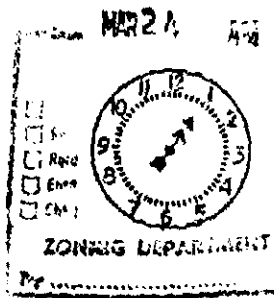
86/1865

3/24/86
70 JLS

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.



407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4280

RETURN MAIL ADDRESS
BOX NO. 8479
TOWSON, MARYLAND 21205-5479

March 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Case No: 85-233-A
Stanley J. Panitz, Inc., Petitioner

Dear Arnold:

I feel there is some confusion concerning the situation with Timonium Shopping Center and Michael's Restaurant. Michael's Restaurant has no problem with helping to improve the area or entrances. The writer became disturbed with Mr. Pechtor's group when they began to close the right-of-way, which they had no right to do. It is my belief that Timonium Shopping Center and Michael's should bear their responsibilities in regard to the access.

Yours very truly,

Thomas L. Hennessey
Thomas L. Hennessey

TLH:ntm

MICROFILMED